

**FINDINGS OF FACT FOR A PRELIMINARY PLAT OF MANCHESTER INDUSTRIAL PARK
PHASE 3 MAJOR SUBDIVISION LOCATED IN THE N 1/2, SECTION 28, TOWNSHIP 21 N.,
RANGE 2 E., P.M.M. CASCADE COUNTY, MONTANA**

The application requesting preliminary plat approval for Manchester Industrial Park Phase 3 major subdivision was received on March 30, 2018. The submittal was determined to contain all required components sufficient for adequate public review on June 1, 2018 and scheduled for public hearing for the Cascade County Planning Board on June 19, 2018 pursuant to statutory requirements. Notice of the public hearing was sent to adjacent property owners on June 1, 2018 and published in the Great Falls Tribune on June 3, 2018 and June 10, 2018. Notice was sent to Interested Agencies on May 29, 2018.

Dave Campbell, Active Investors Inc (Subdivider & Owner) request preliminary plat approval for Manchester Industrial Park Phase 3 major subdivision consisting of eight (8) lots ranging in size from 0.939 acres to 4.227 acres. The total acreage of the project site is 19.959 acres.

I. PRIMARY REVIEW CRITERIA

Effect on Agriculture

The proposed subdivision presently consists of one (1) parcel of land (19.959 acres) within the Light Industrial Zoning District. To the west and east of the project site is industrial level development in the Light Industrial District. To the north is Interstate Highway 15, and to the south are Right of Ways for Vaughn South Frontage Road and a railway. The soil is comprised of roughly 80% Marias silty clay, 0 to 2 percent slopes, and 20% Marvan clay, 2 to 8 percent slopes, neither of which are classified as farmland of state-wide importance. Additionally, the size of the parcel and proximity to other intensive uses would restrict sustainable agricultural operations.

Effect on Local Services

The proposed subdivision will receive law enforcement services from the Cascade County Sheriff Department and fire protection services from the Vaughn Volunteer Fire Department. When initially approved in 2006 under the 2004 Subdivision Regulations, the fire suppression cistern requirement was 500 gallons per lot, which was met for all 22 proposed lots with 11,000 gallons of capacity. To meet current regulations, the developer will install a 10,000-gallon cistern on Lot 16 that will complement the existing 11,000 gallons for a total of 21,000 gallons for fire suppression services. This brings the entirety of Manchester Industrial Park up to current regulations for fire suppression. 10,000 gallons plus 500 gallons per lot at 22 lots brings the sum to 21,000 gallons.

A letter requesting comments was sent to the Vaughn Volunteer Fire Department Chief and any response received from them will be forwarded to the Planning Board and the County Commissioners. A letter from the Vaughn VFD certifying the adequacy of the fire suppression system will be required before final plat approval.

Parkland dedication is not required as part of this subdivision pursuant to 76-3-621 (2)(b) which states "A park dedication may not be required for: subdivision into parcels that are all nonresidential."

Based on trip generation factors available from the Institute of Transportation Engineers, the 8

new industrial lots, once fully developed, will generate an additional 7.5 trips per lot per peak hour or 60 vehicles per peak hour. There are two approaches to the subdivision, but based on the location of the parcels to be created it is most likely that the majority of the traffic will use the Westerly approach, known as Liberty Lane. The Montana Department of Transportation issued approach permits in 2006 with consideration for the full development of Manchester Industrial Park. Stop signs exist on both approaches to Vaughn South Frontage Rd.

Letters requesting comments were sent to the Montana Department of Transportation and the Cascade County Road and Bridge Division. Any comments received will be forwarded to the Planning Board and Commissioners.

Effect on the Natural Environment

Subdivision of the site is not expected to create significant surface run-off problems. The proposed development is outside of the regulated Special Flood Hazard Area, will not alter any lakebeds or stream channels, and is approximately 1 mile north of the Sun River. The Department of Environmental Quality has reviewed the subdivision plan as part of the Sanitation in Subdivisions Act, and has included a review of the storm water design to mitigate runoff resulting from development in the subdivision.

The soil is made up of roughly 80% Marias Silty Clay and 20% Marvan Clay, and is not classified as farmland of statewide importance. Additionally, the property was never put into farming use but kept as vacant land with native grasses. Due to the size of the parcel, farming would not be economical. The project was sent to the Cascade Conservation District for review, any comments received will be forwarded to the Planning Board and Commissioners.

The subdivision is not expected to adversely affect native vegetation, soils, water quality, or the quantity of surface or ground waters. Disturbed areas during development will be re-seeded and the existing weed management plan will continue to be followed to reduce the spread of noxious weeds.

Effect on Wildlife and Wildlife Habitat

This location is in an area that has been developed for industrial uses and is bounded by a state and federal highway. There are no important habitats, wildlife areas, migration routes, wetlands, or habitat for sensitive or endangered species. Letters requesting comment have been submitted to the Department of Fish, Wildlife, and Parks. The subdivision will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety

Based on available information, this subdivision does not appear to be subject to potential natural hazards such as flooding and rock slides; nor potential man-made hazards such as nearby heavy industrial or mining activity. There is a possibility of seismic activity, however there are no geological features on site that would endanger structures or lives during a seismic event. Fire and emergency services have been addressed. Vehicle access to the subdivision will be entirely off of Vaughn South Frontage Rd.

II. REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATION

The subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

III. COMPLIANCE WITH THE CASCADE COUNTY GROWTH POLICY

The proposed subdivision is in general compliance with the Cascade County Growth Policy to preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens and by ensuring that all new roads be built to county specifications, designing subdivisions so as to minimize the risk of fire, promoting adequate ingresses and egresses, adequate water supply systems, requiring local review of subdivisions to meet DEQ regulations, and by complying with the weed district's weed management plans. The area is not located in a designated Resource Protection Area, Prohibitive Development Area or Conditional Development Area; therefore, those standards are not applicable to the proposed subdivision.

SETBACK STANDARDS

The minimum standards must comply with the Cascade County Zoning Regulations.

SLOPE STANDARDS

Development on slopes exceeding thirty percent is prohibited except where a licensed engineer, with demonstrated experience in the field of slope stabilization certifies that the development will create no slope failure or erosion hazards.

OFF-STREET PARKING STANDARD

All parking in the proposed subdivision will be accommodated on the premises and entirely off street.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT STANDARD

The minimum standards must comply with the Cascade County Zoning Regulations.

SOIL EROSION STANDARD

The proposed subdivision should not cause soil erosion or other adverse impacts of runoff on neighboring properties, roads, or watercourses. There is no development taking place on the lots remaining in the county.

SOILS LIMITATIONS STANDARD

Soils that have moderate or severe limitations for the proposed subdivision will be identified and measures to mitigate such limitations will be implemented.

ROAD ACCEPTANCE AND MAINTENANCE POLICY

Legal access, described as public street and utility easement, to the lots currently exists and will be recorded on the final plat. There are two approaches and a network of roads that will be privately maintained by the LOA to access the subdivision. The County will not have responsibility for road maintenance until such time as the County accepts the internal roads as County roads.

FIRE PROTECTION STANDARD

This development lies within and receives fire protection services from the Vaughn Volunteer Fire District. Response time will be dictated by weather and road conditions. A letter has been sent to the Vaughn Fire Chief asking for comments on the proposed subdivision. Any comments received will be sent to the Planning Board and the County Commissioners.

SCHOOL SYSTEM'S CAPACITY STANDARD

This development should not have an impact on the school district as these are industrial lots, not residential. Letters were sent to Great Falls Public Schools and the Cascade County Superintendent of Schools, but as of the time of this writing no comments have been received.

IV. EASEMENTS FOR UTILITIES

Any comments received by staff will be forwarded to the Planning Board and County Commissioners. All easements will be shown on the final plat.

V. LEGAL AND PHYSICAL ACCESS

Legal access will be provided to all lots through private street easements currently in place and to be recorded on the final plat. The existing roads in this subdivision will not be county responsibility until such time as the county accepts them.

VI. OPTIONS AND RECOMMENDATIONS

In making their recommendations and decisions, the Cascade County Planning Board and the Cascade County Commission shall consider the following:

- A. relevant evidence relating to the public health, safety, and welfare;
- B. the Summary of Probable Impacts;
- C. the Cascade County Growth Policy; and
- D. the provisions outlined in the Cascade County Subdivision Regulations and the Montana Subdivision and Platting Act.

VII. DECISION ALTERNATIVES

- 1. Approve the proposed subdivision.
- 2. Approve the proposed subdivision with conditions.
- 3. Table the proposed subdivision for further study.
- 4. Deny the proposed subdivision.